

PACTRUST

4668 Truax Drive SE
Suite 190
Salem, OR 97317

25,863
Sq. Ft.
Available
For Lease

New Construction //
Industrial/Warehouse

BUILDING 10 //

Mill Creek Corporate Center II



Key Features

Site Acreage:	24.59 acres
Shell:	25,863 sq. ft.
Office:	1,298 sq. ft.
Dock Doors:	5
Grade Doors:	1
Clear Height:	30'
Column Spacing:	50' x 57'-6" typ.
Trailer Stalls:	11
Zoning:	Employment Center (EC) Flex-space, manufacturing, warehousing, and offices within a master planned environment
Business Incentives:	Enterprise Zone Tax Exemption E-Commerce Zone Urban Renewal Grants & Loans <i>Click to learn how your business may qualify</i>
Lease Rate (NNN):	\$0.85/sq. ft. shell \$1.30/sq. ft. office



**New
construction**



**200 amps (ability for
additional 200 amps)**



**ESFR
sprinklers**



**±2 miles from the
I-5 /Highway 22
interchange**



**Favorable
Operating
Expenses**





±2 MILES FROM I-5

amazon

THE HOME DEPOT

FedEx

MILL CREEK CORPORATE CENTER I

MILL CREEK CORPORATE CENTER II Building 10

TRUJAX DR SE

AUMSVILLE HWY SE



Leasing Contacts

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Owned & Managed by
PACTRUST